



ATTACHMENT 5

3415 S Sepulveda Boulevard, Suite 650
Los Angeles, CA 90034
213.488.4911

March 25, 2026

The Bay Club Company
ATTN: Pete Jones, EVP – Development
1 Lombard St
San Francisco, CA 94111

Re: *Manhattan Country Club Parking Analysis*
1330 Parkview Avenue, Manhattan Beach, CA
Walker Consultants Project #37-009688.00

Dear Pete:

Walker Consultants is pleased to submit for your review this revised analysis of the Manhattan Country Club's parking demand and the membership level that the proposed parking supply could support as the Club builds out its proposed improvement program. This analysis has been updated to address and incorporate comments provided by the City of Manhattan Beach on March 23, 2026.

Background / Program

The Bay Club Company (the 'Bay Club') is planning improvements and upgrades to its property in Manhattan Beach, known as the Manhattan Country Club ("MCC"). Under the current Planned Development Permit ("PD Permit"), MCC operates with a membership cap of 1,400; no more than 50 of the total memberships shall be of the corporate category at any time. Each corporate membership has up to six memberships.

Existing improvements include a two-story, 48,402-square-foot clubhouse and 1,689 square foot pool house with outdoor tennis and pickleball courts, a full-sized outdoor competition pool, a spa, and a wading pool. The clubhouse offers dining facilities, including a restaurant, lounge, bar, snack bar, locker rooms, exercise rooms, youth center, and other member-serving areas. In addition, a separate 38,276-square-foot three-story office building is located east of the clubhouse.

Per the existing PD Permit, the property is served by an onsite parking lot with 240 parking spaces and an offsite lot leased from the City of Manhattan Beach with 50 additional parking spaces ("Leased Lot"). Club parking includes 155 spaces, 105 onsite spaces, plus 50 leased spaces in the Leased Lot from the City. The office building is provided the balance of 135 spaces in the onsite lot. Club members use the office parking as needed outside of regular office hours. The Club employs parking attendants to assist with the flow of parking.

In addition, MCC staff may park in 20 designated parking spaces in the Kinecta Federal Credit Union lot across Parkview Avenue from the Club.

This study provides two alternative member cap calculations: depending on whether the 50-space City lot lease remains in effect or not.

The proposed change to the property includes reprogramming the site from mixed-use club and office to 100% dedicated club use. Proposed work includes demolition of the existing office building, construction of a second pool area and pool deck, and reconfiguration of the parking lot to meet minimum stall width requirements. With

the proposed changes, MCC would, at a minimum, provide 223 onsite parking spaces with the ability to increase parking capacity to 273 parking spaces with the inclusion of the Leased Lot. Both parking scenarios significantly increase the club’s existing parking allocation.

The existing parking spaces, as striped, do not meet minimum stall width requirements per City Code requirements. The removal of the office building results in a reduction in parking demand at the site, which will allow for the parking lot to be restriped to meet minimum width standards. This will increase the functionality of the parking area and provide a higher level of service for patrons. The applicant’s proposed adjustment to the onsite parking is shown in Table 1.

Table 1: Existing/Proposed MCC Parking

	Existing		Proposed	
	#	%	#	%
Standard Stalls	45	18.8%	145	65.0%
Compact Stalls	112	46.7%	70	31.4%
Subcompact Stalls - <8' Width	76	31.7%	0	0.0%
ADA	7	2.9%	8	3.6%
Total	240	100.0%	223	100.0%
Tandem 'Inside' Spaces	39	16.3%	37	16.6%

Notes:

Compact spaces are less than 8.5' wide and/or less than 18' long

Standard spaces are a minimum of 8.5' wide and 18' long

Separately, there are approximately 80+ on-street parking spaces on Parkview Avenue between Village Drive and Market Place, including 26 on the south side of the street directly adjacent to MCC’s frontage. During our study, data collection, and observations, very few of these parking spaces were occupied; the available street parking was not considered as part of the analysis of any adjustments to the membership cap.

Our analysis of the membership cap assumes the modification to the parking supply and the club continuing to manage the parking lot with valet service. Table 2 summarizes the existing and proposed programs at MCC.

Table 2: Existing/Proposed MCC Program

Use/Program	Existing	Proposed	Change
Clubhouse	48,402 square feet	48,402 square feet	0 square feet
Existing Pool House Building	1,689 square feet	1,689 square feet	0 square feet
New Pool Equipment Building	0 square feet	1,052 square feet	1,052 square feet
Office Building	38,276 square feet	0 square feet	-38,276 square feet
Outdoor Dining	4,454 square feet	4,454 square feet	0 square feet
Outdoor Pools	3 Pools Lap Pool (1) Wading Pool (1)	5 Pools Lap Pool (2) Wading Pool (1)	2 pools 1 Lap Pool
Pickleball	Spa (1) 11 courts	Spa (2) 11 courts	1 Spa 0 courts
Tennis	15 courts	15 courts	0 courts
Parking Spaces			
Onsite – Club	105	225	+120
Onsite – Office	<u>135</u>	<u>0</u>	<u>-135</u>
Total Onsite	240	225	-15
Leased – Club	50	50	0
Leased - Kinecta	20	20	0

Appendix B contains the existing and proposed site plan/building program.

Parking Data Collection and Analysis

Walker’s data collection partner, National Data and Surveying Services (NDS), utilized video data collection to collect nine (9) days of data at MCC’s single ingress/egress driveway. Inbound and outbound volumes were recorded in 15-minute increments, and parking demand accumulation was calculated. It should be noted that while not fully occupied, the 38,276-square-foot office building was open and generating parking demand.

As part of this preliminary analysis, to project the existing office use parking demand, Walker looked at the ingress data during the typical peak hour for office ingress (8:15-9:15 AM), compared to the next highest hour of ingress to the site during the AM. The difference (higher) in ingress during the 8:15-9:15 hour compared to the next highest AM hour of ingress was attributed to office ingress. No office parking was attributed to the Saturday and Sunday counts data. Walker confirmed this assumption by visiting MCC on a weekday morning in August 2023, and observing where people went after parking to determine who was parking for the office building and who was parking for MCC. On the day of Walker’s visit, the peak parking demand attributable to MCC members was 130 vehicles.

Table 3 summarizes peak parking accumulation on the nine survey days and the parking demand attributed to MCC members. When data collection occurred, MCC was not using the City’s leased lot due to construction staging activities related to the Manhattan Village Mall. MCC employees park in the leased area of the Kinecta lot, and this analysis has assumed that the leased Kinecta area is generally full.

Table 3: Peak Parking Accumulation – MCC

Day of Week	Date	Total Parking Accumulation at Peak ¹	Peak Time	Projected Office Parking	MCC Peak Parking Demand ²
Saturday	3-Dec-22	85	10:45 AM	0	85
Sunday	4-Dec-22	140	10:30 AM	0	140
Monday	5-Dec-22	154	11:15 AM	22	132
Tuesday	6-Dec-22	181	10:15 AM	58	123
Wednesday	7-Dec-22	170	9:45 AM	43	127
Thursday	8-Dec-22	178	10:15 AM	42	136
Friday	9-Dec-22	164	10:15 AM	50	114
Saturday	10-Dec-22	134	2:45 PM	0	134
Sunday	11-Dec-22	77	11:30 AM	0	77

Notes:

1 = Total includes on-site parking attributable to MCC members and office employees

2 = MCC Peak Parking Demand is member parking demand, employees park in Kinecta Lot

As shown in Table 3, the highest parking accumulation for MCC was seen on Sunday, December 4, 2022, with 140 vehicles of parking demand. This was partially due to an event on December 4th (Santa Brunch). Peak parking demand was relatively consistent on the weekdays, at between 114 and 136 parked vehicles, and like the higher numbers seen on some weekend days when an event occurred.

Based on the driveway counts, the peak hours of parking accumulation are 10:00 a.m.- 1:00 p.m. on weekdays, and 12:00 a.m. - 3:00 p.m. on weekends.

Appendix A includes the proposed Parking Management Plan for the MCC parking lots. The operating hours for valet service and special event parking management plans are unchanged from the current hours of operation. MCC provides valet service from 7:00 a.m. to 6:00 p.m., Monday through Friday. Weekend hours are 7:30 a.m. to 3:30 p.m. on Saturdays and 8:00 a.m. to 4:00 p.m. on Sundays. As a standard operating practice, MCC extends the scheduled operating hours for valet service based on the utilization of the parking lots. Based on our analysis, the Parking Management Plan currently operated by MCC satisfies the parking demand needs to ensure effective usage of the parking lots for the existing and proposed uses of the property.

MCC provided information on the number of memberships and members in December 2022 and the number of daily badge swipes. According to Bay Club, there were 1,262 memberships in December 2022, encompassing 7,276 members. Fifty existing memberships are corporate memberships with six memberships each, for a functional total of 1,512 existing memberships (1,212 memberships plus 50 corporate memberships with six memberships each).

Table 4 summarizes parking demand ratios for each day of data collection.

Table 4: Calculated Parking Demand Ratios

Day of Week	Date	MCC Peak Parking Demand	Check-Ins	Parking Demand per Membership	Parking Demand per Member
Saturday	3-Dec-22	85	502	0.0562	0.0117
Sunday	4-Dec-22	140	535	0.0926	0.0192
Monday	5-Dec-22	132	1113	0.0873	0.0181
Tuesday	6-Dec-22	123	1208	0.0813	0.0169
Wednesday	7-Dec-22	127	1436	0.0840	0.0175
Thursday	8-Dec-22	136	979	0.0899	0.0187
Friday	9-Dec-22	114	804	0.0754	0.0157
Saturday	10-Dec-22	134	662	0.0886	0.0184
Sunday	11-Dec-22	77	485	0.0509	0.0106

There was no clear correlation between member check-ins and parking demand, as the busiest days for check-in activity, Monday through Wednesday, did not have the highest parking demand. However, parking demand Monday through Wednesday was like what was observed on Thursday. Check-ins are lower on weekends, but parking demand was like that of weekdays on one of the Saturdays and one of the Sundays, likely due to events that occurred on December 4th and December 10th in particular.

Walker received monthly average check-ins for MCC. The reporting format changed at MCC in November 2022, so an apples-to-apples data set was available only for November 2022 through July 2023. To supplement this information, Walker also reviewed 12 months of check-in information at the nearby Bay Club El Segundo location.

Table 5 summarizes monthly average check-ins for the two clubs and check-ins indexed to the busiest month (1.00).

Table 5: Monthly Average Check-Ins

	Average Check-Ins per Day		Index	
	Manhattan Country Club	Bay Club El Segundo	Manhattan Country Club	Bay Club El Segundo
Aug-22		1905		0.79
Sep-22		1847		0.76
Oct-22		1868		0.77
Nov-22	881	1959	0.82	0.81
Dec-22	764	1905	0.71	0.79
Jan-23	963	2326	0.89	0.96
Feb-23	990	2380	0.92	0.98
Mar-23	968	2426	0.90	1.00
Apr-23	965	2262	0.89	0.93
May-23	1001	2413	0.93	0.99
Jun-23	1078	2402	1.00	0.99
Jul-23	1012	2311	0.94	0.95

Overall, Spring and Summer see the highest average daily check-ins. December typically has the lowest average daily check-ins; however, the drop in average check-ins per day in December is skewed by the weeks leading up to New Year's, particularly the week between Christmas and New Year's.

Bay Club provided check-ins by day at MCC for June 2023. Table 6 shows the daily check-ins over the nine days that parking accumulation data was collected in December 2022 and each day in June 2023.

Table 6: Daily Check-Ins – Survey Week in December 2022 and June 2023 Month

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
December 2022						502	535
December 2022	1113	1208	1436	979	804	662	485
June 2023				1012	878	692	876
June 2023	983	1268	1144	1139	721	4330 ¹	616
June 2023	1027	1305	1129	1114	852	697	745
June 2023	1079	985	956	1022	869	784	1074
June 2023	949	984	1027	1078	988		

1 = Date of 2023 Manhattan Wine Auction at MCC

Check-ins on the weekdays in December 2022 during the time parking accumulation data was collected were comparable to weekday check-ins in June 2023. Therefore, the seasonal adjustment to weekday parking demand should not be as high as strictly comparing the monthly averages.

On the weekends, check-ins were higher in June 2023 than in December 2022; however, the weekend days in December 2022 without events had much lower parking demand than on weekdays, and even with seasonal adjustment, weekday parking demand would represent the peak condition.

For this analysis, a seasonal adjustment was taken to model peak June parking conditions as shown in Table 7.

Table 7: Daily Check-Ins – Survey Week in December 2022 and June 2023 Month

(A) Highest Observed Parking Demand per Membership - Thursday, December 8, 202	(B) June 2023 Average Member Check Ins	(C) Member Check Ins December 8, 2022	(D) = A x (B/C) Seasonally Adjusted Parking Demand per Membership
0.0899	1078	979	0.0990

While removing the banquet hall coincides with eliminating non-member events that generate higher parking demand on weekdays and weekends, MCC intends to continue hosting signature local fundraising events (i.e., Manhattan Wine Auction) and signature member events. Given that MCC uses valet parking attendants to mitigate the parking impacts during these larger one-off events, the seasonally adjusted parking demand per membership ratio was used as the basis for analysis.

Table 8 shows the membership calculations based on the seasonally adjusted peak parking demand per membership, assuming 225 onsite parking spaces. Table 9 shows the membership calculations based on the seasonally adjusted parking peak demand per membership, assuming 275 parking spaces (225 onsite and 50 offsite Leased parking spaces).

The analysis assumes that members would park in the on-site lot, and potentially, the leased parking area from the City. MCC employees would continue to park in the leased parking area in the Kinecta lot.

Table 8: Proposed Membership Cap Based on Observed Demand and 223-Space Member Parking Supply

Parking Demand Ratio (A)	Parking Spaces (B)	Member Cap (B) / (A)
0.0990 spaces per membership	223	2252
	Regular Memberships	1952
	Corporate Memberships ¹	50

1 = Each corporate membership includes 6 memberships; therefore 50 corporate memberships count as 300 towards the membership cap

Table 9: Proposed Membership Cap Based on Observed Demand and 273-Space Member Parking Supply

Parking Demand Ratio (A)	Parking Spaces (B)	(B) / (A)
0.0990 spaces per membership	273	2756
	Regular Memberships	2456
	Corporate Memberships ¹	50

1 = Each corporate membership includes 6 memberships; therefore 50 corporate memberships count as 300 towards the membership cap

At a peak parking demand ratio of 0.0990 spaces per member on a typical day in the peak month, the 223 onsite parking spaces at MCC would support approximately 1,952 memberships and 50 corporate memberships, or 2,252 memberships.

At a peak parking demand ratio of 0.0990 spaces per member on a typical day in the peak month, the 273 parking spaces (onsite plus 50 Leased Lot offsite) at MCC would support approximately 2,456 regular and 50 corporate memberships, or 2,756 memberships.

As noted previously, MCC employees would continue to park in the leased area of the Kinecta parking, leaving the full 223 or 273-space parking supply south of Parkview Avenue for member parking.

Findings

- The peak parking demand at MCC over the survey period occurred on Thursday, December 8, 2022, when 136 vehicles were parked in the lot for MCC.
 - Parking demand was 0.0899 parking spaces per membership.
 - Seasonally adjusting for the peak month (June), parking demand is projected at 0.0990 parking spaces per membership.
- With the office building demolished and the site reconfigured, MCC will have access to a minimum of 223 on-site parking spaces and can increase the supply to 273 parking spaces if MCC continues with the lease of 50 off-site spaces.
- Reconfiguring the parking area to bring the lot up to code regarding parking stall widths would reduce the on-site supply from 240 to 223 parking spaces. Still, it would provide a higher level of service to patrons and result in little to no change in the lot’s functional capacity, as overly narrow spaces lead to mis-parking and the loss of stalls due to vehicles taking up two parking spaces.

- Based on the observed parking demand per membership, the 223 onsite spaces would support 1,952 regular and 50 corporate memberships. Returning the parking supply to 273 spaces would support approximately 2,456 regular and 50 corporate memberships. In both scenarios, the proposed membership cap has been calibrated such that MCC's parking facilities would be full or nearly full at the peak of the peak (peak 1%), the busiest time on the busiest days. The other 99% of the time, there would be a parking surplus, varying based on the activity level of the club.
- There are approximately 80+ on-street parking spaces on Parkview Avenue between Village Drive and Market Place, including 26 on the south side of the street directly adjacent to MCC's frontage. During our study, data collection, and observations, very few of these parking spaces were occupied; the available street parking was not considered as part of the analysis of any adjustments to the membership cap.

Conclusion

The results of the data collection and analysis indicated that, at current levels of parking demand, the reconfigured MCC property, with 223 parking spaces, could support membership levels at 1,952 memberships, and up to an additional 50 corporate memberships for a total of 2,252 memberships. If MCC continues to lease 50 spaces from the City, the total parking of 273 spaces could support membership levels at 2,456 memberships, and up to an additional 50 corporate memberships for a total of 2,756 memberships. If the MCC is unable to secure any off-site parking for their operations, the 223 on-site parking spaces could support membership levels at 1750 memberships, and up to an additional corporate memberships for a total of 2,050 memberships.

Sincerely,

WALKER CONSULTANTS



Jeff Weckstein,
Senior Consultant

Limitations

This report contains Walker Consultants' professional opinions based on the conditions observed as of the date of our site visit and documents made available to us by the Bay Club Company. This report is believed to be accurate within the limitations of the stated methods for obtaining information.

Based on the agreed scope of services, the assessment was based on certain assumptions made on the existing conditions. Some of these assumptions cannot be verified without expanding the scope of services and collecting additional data. Additional data collection and analysis may be provided by Walker Consultants as an additional service upon written request from Client.

This report was created for the use of Client and may not be assigned without written consent from Walker Consultants. Use of this report by others is at their own risk.



3415 S Sepulveda Boulevard, Suite 650
Los Angeles, CA 90034
213.488.4911

Appendix A: Parking Management Plan



July 20, 2024

Jeff Weckstein
Walker Consultants
707 Wilshire Blvd, Suite 3650
Los Angeles, CA 90017

Re: Manhattan Country Club Parking Management Plan

Dear Mr. Weckstein:

The following valet parking plan and parking management plan is being provided for review to assist with your analysis of the Manhattan Country Club parking demand as part of the Application Package for Amendment to Planned Development Permit for the property located at 1330/1332/1334 Parkview Avenue pertaining to the demolition of the office building at 1334 Parkview Avenue and the proposed enhancement of the Manhattan Country Club amenities.

The management of the parking lots will remain consistent with past practice to ensure efficient utilization of the parking lot. The club will continue to provide a valet presence to serve members and guests of the club. In addition, the club will continue to provide a special event parking management plan to the Department of Community Development and the Fire Department for all special events of more than 250 persons.

Valet Parking Plan

The Club presently provides valet service from 7:00 a.m. to 6:00 p.m. Monday through Friday. Weekend hours are 7:30 a.m. to 3:30 p.m. on Saturdays and 8:00 a.m. to 4:00 p.m. on Sundays. At 10:30 a.m. on weekdays, an additional valet arrives on the premises to provide supplemental coverage during our peak utilization period. After 30 to 45 minutes, the additional valet then makes an evaluation as to the adequacy of the existing staff and dispatches assistance if necessary.

If member events are scheduled outside of these normal working hours that require extended valet service, the Club extends the valet service provided to patrons to ensure efficient utilization of the parking lots during the hours of these events.

Parking Lot Regulations

Presently, members are informed of the existing parking policies by the receptionist when they pick up their annual parking decals. These policies include the following provisions. Members who park in the outer tandem spaces must leave their car keys with the valet. There is no parking in front of red curbs, in loading zones, or in handicap spaces (unless the member possesses a handicap placard). The valets store customer keys in the valet stand and move vehicles to unblock vehicles in the rear tandem spaces when needed, and then re-park the remaining vehicle.

Special Event Parking

There are five special events at Manhattan Country Club that have more than 250 people at any given time. They are: Mother's Day Brunch, Easter Brunch, the Manhattan Beach Education Foundation Wine Auction, Halloween Party and Santa Brunch.

The four identified club events, including Mother's Day Brunch, Easter Brunch, Halloween Party and Santa Brunch take place on Saturday evenings or on Sundays. These events have been adequately staffed by two valets for the past several years and no change in staff is anticipated because the event cannot exceed its existing capacity.

The Manhattan Beach Education Foundation Wine Auction occurs on a Saturday evening and the Club makes use of the onsite lots for this event. The Club has also historically utilized the Kinecta Lot directly across from the Club for this event. The Club has employed a crew of approximately 12 valets to service this function and anticipates a comparable allocation of staff in the future.

Sincerely,

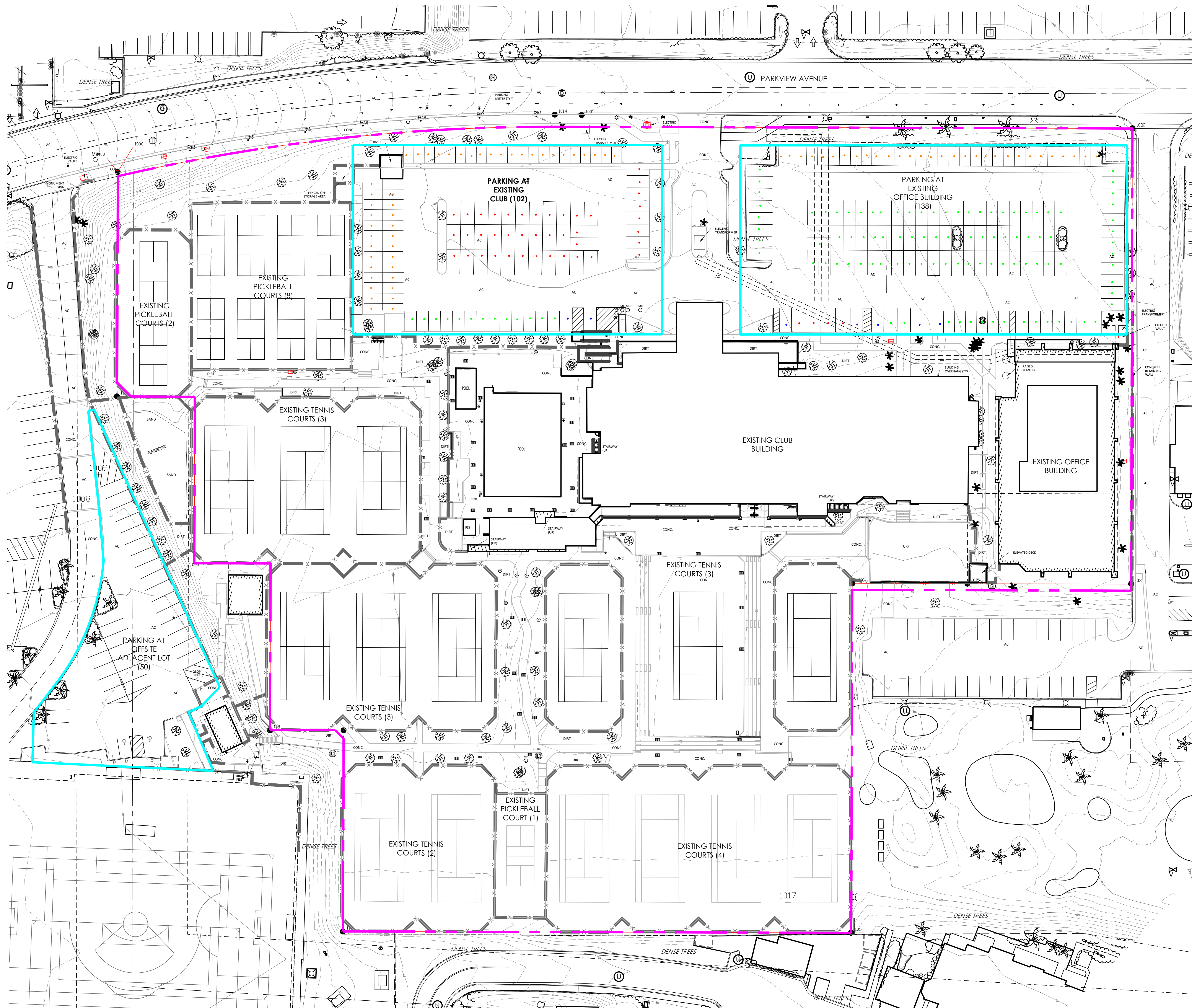
A handwritten signature in black ink, appearing to read 'CB', with a long horizontal flourish extending to the right.

Chris Birdwell
Chief Development Officer



3415 S Sepulveda Boulevard, Suite 650
Los Angeles, CA 90034
213.488.4911

Appendix B: Existing and Proposed Site Plan/Building Program



EXISTING PARKING COUNTS			
PARKING	SYMBOL	COUNT	%
STANDARD STALLS (MIN. 8.5' WIDTH & 18' LONG)	●	45 STALLS	18.8%
COMPACT STALLS (<8.5' WIDTH & <18' LONG)	●	112 STALLS	46.7%
SUBCOMPACT STALLS (<8' WIDTH)	●	76 STALLS	31.7%
ADA STALLS (TO REMAIN)	●	7 STALLS	2.9%
TOTAL STALLS		240 STALLS	100%

architect seal consultant seal

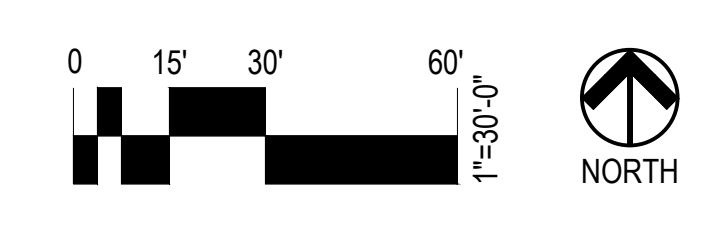
consultant

revision schedule		
no.	description	date

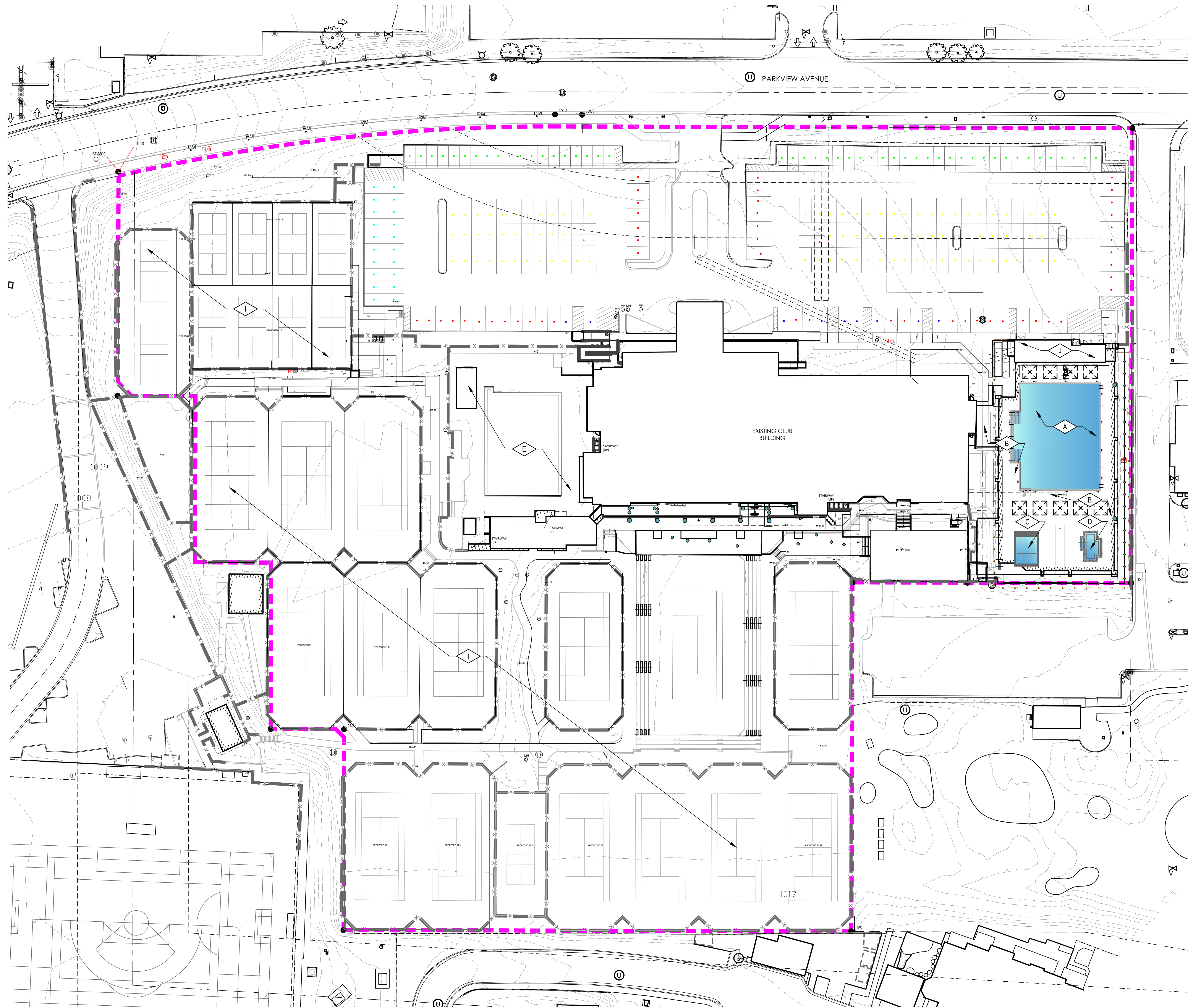
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 P01212

project
BAY CLUB MANHATTAN COUNTRY CLUB
 1330 Parkview Avenue
 Manhattan Beach, CA 90266
 date 20 MAY 2025

hgw project number 22.32
 PDP amendment application #
 project phase PDP AMENDMENT
 sheet description Existing Site Plan and Parking
 sheet number

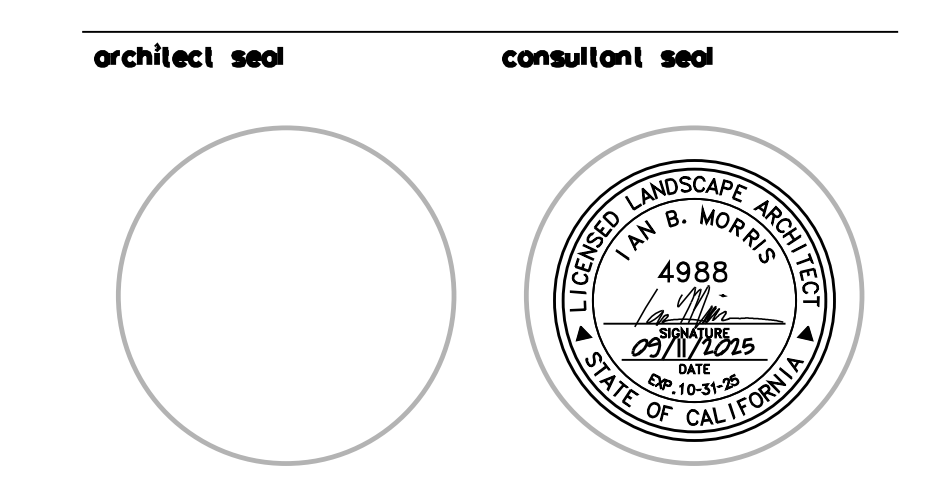


LE100



SITE PLAN LEGEND

KEYNOTE	SYMBOL & DESCRIPTION
A	NEW 8 LANE LAP POOL
B	NEW POOL DECK AREA
C	NEW WADING POOL
D	NEW SPA
E	EXISTING POOL AREA
F	NOT USED
G	NOT USED
H	NOT USED
I	EXISTING TENNIS COURTS (15) AND PICKLE BALL COURTS (11)
J	NEW POOL EQUIPMENT BUILDING



revision schedule	no.	description	date

EXISTING PARKING COUNTS (LAYOUT ON SHEET LE100)

PARKING	SYMBOL	COUNT	%
STANDARD STALLS (MIN. 8.5' WIDTH & 18' LONG)	●	45 STALLS	18.8%
COMPACT STALLS (<8.5' WIDTH & <18' LONG)	●	112 STALLS	46.7%
SUBCOMPACT STALLS (<8' WIDTH)	●	76 STALLS	31.7%
ADA STALLS (TO REMAIN)	●	7 STALLS	2.9%
TOTAL STALLS		240 STALLS	100%

PROPOSED PARKING RESTRIPING COUNTS

PARKING	SYMBOL	COUNT	%
STANDARD STALLS (MIN. 8.5' WIDTH & 18' LONG)	●	52 STALLS	23.3%
STANDARD TANDEM STALLS (MIN. 8.5' WIDTH & 18' LONG)	●	93 STALLS	41.7%
COMPACT STALLS (<8.5' WIDTH & <18' LONG)	●	50 STALLS	22.4%
COMPACT TANDEM STALLS (<8.5' WIDTH & <18' LONG)	●	20 STALLS	9.0%
ADA STALLS	●	8 STALLS	3.6%
TOTAL STALLS		223 STALLS	100%

COURT INFO

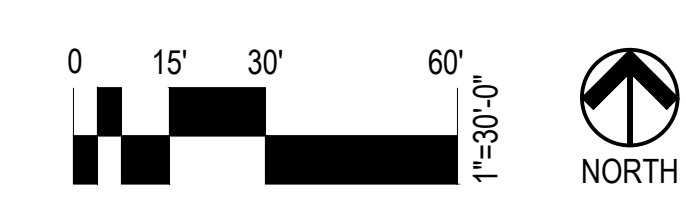
TYPE OF COURT	COUNT
TENNIS COURTS	15 TENNIS COURTS
PICKLEBALL COURTS	11 PICKLEBALL COURTS

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 P01111

project **BAY CLUB MANHATTAN COUNTRY CLUB**
 1330 Parkview Avenue
 Manhattan Beach, CA 90266
 date 20 MAY 2025

hg# project number **22.32**
 PDP amendment application #
 project phase **PDP AMENDMENT**
 sheet description

PROPOSED LANDSCAPE SITE PLAN AND PARKING
 sheet number



LA100